

PUBLIC HEARING NOTICE

The Planning Director of the City of San José will consider a Tree Removal Permit at a public hearing in accordance with the San José Municipal Code on:

Wednesday, November 3, 2010

9:00 a.m.

City Council Chambers

City Hall

200 East Santa Clara Street

San Jose, CA 95113

The project being considered is:

TR10-210. Tree Removal Permit to allow the removal of two (2) Monterey Pine trees, approximately 69 and 113 inches in circumference, located in the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located on the east side of Creek Drive, 130 feet northerly of Pine Avenue (1784 CREEK DRIVE) (Robert Jakovina, Owner). Council District 6. CEQA: Exempt.

Reports, drawings, and documents are available for review from 9:00 a.m. to 5:00 p.m., Monday through Friday, and a draft permit and recommendations will be available for review seven calendar days prior to the public hearing at:

Department of Planning, Building and Code Enforcement

200 East Santa Clara Street, 3rd Floor Tower

San José, CA 95113

(408) 535-7800

www.sanjoseca.gov/planning/hearings/

You are welcome to attend and to speak on this issue. To arrange an accommodation under the Americans with Disabilities Act to participate in this meeting, please call (408) 535-7841 (Voice)/TTY# (408) 294-9337 at least 48 hours before the meeting. **Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883 và đọc số dự án TR10-210. Para información en Español acerca de esta solicitud, comuníquese con Anna Ayala al (408) 535-7602, e indique el número de proyecto TR10-210.** The decision of the Director may be appealed in accordance with the requirements of the San José Municipal Code. Instructions for filing a permit appeal are available from the Department of Planning, Building and Code Enforcement.

** If you choose to challenge this land use decision in court, you may be limited to only those issues you, or someone else, raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing.*

Comments and questions are welcome and should be referred to the **Project Manager, Lori Moniz**, at e-mail address: lori.moniz@sanjoseca.gov or (408)535-7841 in the Department of Planning, Building and Code Enforcement. Please refer to the above file number for further information on this project.

Dated: October 08, 2010

Noticing Radius: adjacent

PUBLIC NOTICE
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSÉ, CALIFORNIA

File No. and Project Name/Description:

File Nos. GP10-06-01 & PDC10-018. The proposed project includes; (1) An amendment to the City of San José's 2020 General Plan Land Use/Transportation Diagram to change the land use designation on the entire project site from Office to Medium High Density Residential (12-25 DU/AC) on 5.3 acres of a larger 7.8 gross acre site, and (2) a Planned Development Rezoning from R-M Multiple Residence District and CG Commercial General Zoning District to A(PD) Planned Development Zoning District to allow for the development of up to 104 townhomes and 90,000 square feet of office on a 7.8 gross acre site located on the west side of S. Monroe St, approximately 400 feet north of Tisch Way. The project is located in Council District: 6.

California State Law requires the City of San José to conduct environmental review for all pending projects. Environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. Based on an initial study, the Director of Planning, Building & Code Enforcement has concluded that the project described above will not have a significant effect on the environment. The project location **does not** contain a listed toxic site.

The purpose of this notice is to inform the public of the Planning Commission's intent to consider and make a recommendation on a Mitigated Negative Declaration for the proposed project at a public hearing on November 3, 2010, and for the City Council to consider and adopt the Mitigated Negative Declaration at a public hearing on December 7, 2010, and to provide the opportunity for public comments on the draft Mitigated Negative Declaration. The public review period for this draft Mitigated Negative Declaration begins on **October 14, 2010**, and ends on **November 3, 2010**. Adoption of a Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance.

The draft Mitigated Negative Declaration, initial study, and reference documents are available for review under the above file number from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San Jose Department of Planning, Building & Code Enforcement, City Hall, 200 East Santa Clara Street, San José CA 95113-1905. The documents are also available at the Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando St, San José, CA 95112, and online at <http://www.sanjoseca.gov/planning/eir/MND.asp>

For additional information, please contact the Lesley Xavier, by phone at (408) 535-7852 or by e-mail at lesley.xavier@sanjoseca.gov.

Joseph Horwedel, Director
Planning, Building and Code Enforcement



John Davidson
Deputy

Circulated on: 10/14/2010